

3-23-84



A TICOR COMPANY

Filed for Record at Request of

AFTER RECORDING MAIL TO:

John J. DeMott

Miller, Nash, Wiener,

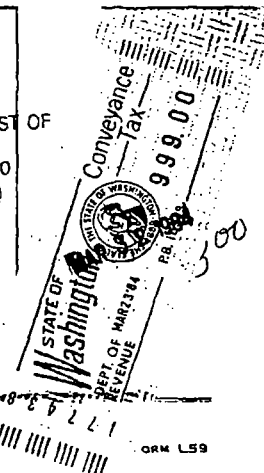
Hager & Carlsen

111 S.W. 5th Avenue

Portland, OR 97204-3699

THIS SPACE RESERVED FOR RECORDER'S USE

FILED FOR RECORD AT REQUEST OF
TICOR TITLE INSURANCE CO.
1008 WESTERN AVE., SUITE 200
SEATTLE, WA 98104



8403230641

KING COUNTY
EXCISE TAX PAID
MAR 23 1984
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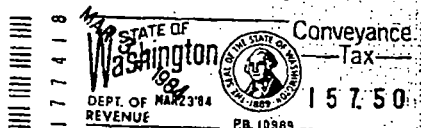
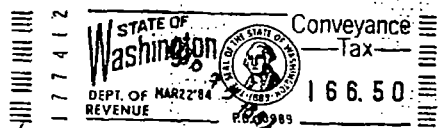
Statutory Warranty Deed

(CORPORATE FORM)

THE GRANTOR, LONE STAR INDUSTRIES, INC., a Delaware corporation, formerly Lone Star Cement Corporation, a Maine corporation, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to OREGON PORTLAND CEMENT COMPANY, a Nevada corporation, the following described real estate, situated in the County of King, State of Washington:

The legal description of the real property conveyed herein is contained in Exhibit A, which is attached hereto and incorporated herein by this reference. That real property is conveyed subject to the liens, encumbrances, reservations and other exceptions listed in Exhibit A.

A 315181-6100



IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officers and its corporate seal to be hereunto affixed this 23rd day of March, 1984

LONE STAR INDUSTRIES, INC.

By [Signature] Its: REDD F #0641 D
By [Signature] Its: CASHSL ***\$7.50

STATE OF WASHINGTON,

County of King

On this 23rd day of March, 1984, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

John J. Martin and [Signature] to me known to be the President and President of Lone Star Industries, Inc., a Delaware corporation, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

[Signature]
Notary Public in and for the State of Washington,
residing at Bellevue

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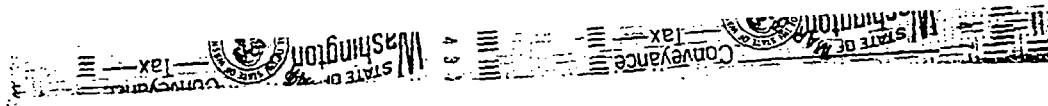


EXHIBIT A

PARCEL A:

BEGINNING ON THE SOUTH LINE OF LOT 19, BLOCK 378, SEATTLE TIDE LANDS IN KING COUNTY, WASHINGTON, AT A POINT 30.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT, SAID POINT BEING ON THE WESTERLY LINE EAST MARGINAL WAY AS ESTABLISHED UNDER ORDINANCE NO. 32881; THENCE WESTERLY ALONG THE NORTH LINE OF WEST DAKOTA STREET TO THE SOUTHWEST CORNER OF LOT 24, BLOCK 387, SEATTLE TIDE LANDS, IN KING COUNTY, WASHINGTON; THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID BLOCK 387 TO THE NORTHWEST CORNER OF LOT 15, SAID BLOCK 387; THENCE EAST 1376.477 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 28, BLOCK 378, SEATTLE TIDE LANDS, IN KING COUNTY, WASHINGTON; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 28, A DISTANCE OF 57.586 FEET, MORE OR LESS, TO THE WEST LINE OF EAST MARGINAL WAY AS ESTABLISHED UNDER ORDINANCE NO. 32881; THENCE ON SAID WEST LINE SOUTH 546.56 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH THE NORTH ONE-HALF OF THAT PORTION OF WEST DAKOTA STREET BOUNDED ON THE EAST BY THE WESTERLY LINE OF EAST MARGINAL WAY AS ESTABLISHED UNDER ORDINANCE NO. 32881, AND ON THE WEST BY THE CENTERLINE OF 8TH AVENUE SOUTHWEST (HERETOFORE VACATED) AND ALL OF THE PORTION OF WEST DAKOTA STREET BOUNDED ON THE EAST BY THE CENTERLINE OF 8TH AVENUE SOUTHWEST (HERETOFORE VACATED) AND ON THE WEST BY THE WEST LINE OF LOT 24, BLOCK 387, SEATTLE TIDE LANDS, IN KING COUNTY, WASHINGTON, PRODUCED SOUTH TO THE NORTHWEST CORNER OF LOT 1, CALHOUN, DENNY & EWING'S REPLAT OF BLOCK 388, SEATTLE TIDE LANDS, ACCORDING TO THE PLAT RECORDED IN VOLUME 12 OF PLATS, PAGE 92, IN KING COUNTY, WASHINGTON; SAID DESCRIBED PORTIONS OF WEST DAKOTA STREET HAVING HERETOFORE BEEN VACATED BY ORDINANCE NO. 80964 OF THE CITY OF SEATTLE

EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR PRIMARY STATE HIGHWAY NO. 1 BY DEED RECORDED UNDER AUDITOR'S FILE NO. 4861150.

PARCEL B:

LOTS 1, 2, 47 AND 48, CALHOUN, DENNY & EWING'S REPLAT OF BLOCK 388, SEATTLE TIDE LANDS, ACCORDING TO THE PLAT RECORDED IN VOLUME 12 OF PLATS, PAGE 92, IN KING COUNTY, WASHINGTON.

TOGETHER WITH THE WEST HALF OF 8TH AVENUE SOUTHWEST ADJOINING SAID LOT 47 AND 48 AND THAT PORTION OF 9TH AVENUE SOUTHWEST BOUNDED IN THE NORTH BY SOUTH LINE OF WEST DAKOTA STREET AND ON THE SOUTH BY THE SOUTH LINE OF SAID LOT 2 PRODUCED EAST TO THE SOUTHWEST CORNER OF SAID LOT 47, SAID DESCRIBED PORTIONS OF 8TH AVENUE SOUTHWEST AND 9TH AVENUE SOUTHWEST, HAVING HERETOFORE BEEN VACATED BY ORDINANCE NO. 76243 OF THE CITY OF SEATTLE.

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THE ABOVE-DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE
FOLLOWING:

1. RIGHT OF THE CITY OF SEATTLE TO RECONSTRUCT, OPERATE AND MAINTAIN THE EXISTING OVERHEAD UTILITY IN SAID WEST DAKOTA STREET UNTIL SUCH TIME THE BENEFICIARIES OF THE VACATION THEREOF ARRANGE WITH THE OWNER OF SAID UTILITY FOR ITS REMOVAL, RESERVED IN ORDINANCE NO. 80964 OF THE CITY OF SEATTLE BY WHICH SAID WEST DAKOTA STREET WAS VACATED. AFFECTS PARCEL (A)
2. RELINQUISHMENT OF RIGHT OF ACCESS to state highway and of light, view and air, under terms of deed to the State of Washington.

Recorded : DECEMBER 27, 1957
Auditor's no.: 4861150
AFFECTS PARCEL A

3. AN EASEMENT with provisions, conditions and covenants as may be set forth therein.

For : 2 STANDARD GAUGE RAILROAD TRACKS
In favor of : PARR INDUSTRIAL CORPORATION
Reflected of record by instrument
Recorded : JANUARY 6, 1958
Auditor's no.: 4862994
Affects : STRIP OF LAND IN BLOCK 378 SEATTLE TIDE LANDS AND IN NORTHERLY 50 FEET OF WEST DAKOTA STREET AS SAID STREET WAS VACATED UNDER ORDINANCE NO. 80946 OF CITY OF SEATTLE IN SECTION 18, TOWNSHIP 24 NORTH, RANGE 4 EAST W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON LINE BETWEEN LOTS 20 AND 21 SAID BLOCK 378 WHICH POINT IS 22 FEET WEST OF WEST LINE OF EAST MARGINAL WAY; THENCE NORTH ON LINE PARALLEL WITH WEST LINE OF EAST MARGINAL WAY A DISTANCE OF 100.09 FEET; THENCE SOUTH 3°57'31" WEST 86.91 FEET TO POINT OF CURVE TO RIGHT HAVING RADIUS OF 211.88 FEET; THENCE FOLLOWING CURVE TO RIGHT A DISTANCE OF 236.19 FEET TO AN INTERSECTION WITH CENTERLINE OF SAID VACATED WEST DAKOTA STREET; THENCE EAST ALONG SAID CENTERLINE OF VACATED WEST DAKOTA STREET A DISTANCE OF 48.08 FEET TO POINT OF CURVE TO LEFT HAVING RADIUS OF 226.23 FEET; THENCE FOLLOWING SAID CURVE TO LEFT A DISTANCE OF 164.30 FEET; THENCE NORTH 6°36'17" WEST 36.94 FEET TO THE POINT OF BEGINNING
AFFECTS A PORTION OF PARCEL A

4. AGREEMENT for side sewer connection, whereby, in consideration of a permit to construct a side sewer to connect said premises in such a manner that more than one single residence building is connected to one side sewer, not conforming to the requirements of Ordinance of the City of Seattle, or as may be amended, do hereby agree to indemnify and save harmless the City of Seattle from all future damages resulting from such connection. This agreement shall be a covenant running with the land and shall be binding upon all parties, their heirs and assigns forever.

Dated : JANUARY 5, 1969
Executed by : LONE STAR CEMENT CORPORATION
To : CITY OF SEATTLE
Recorded : MAY 5, 1969
Auditor's file no.: 6505870
AFFECTS PARCEL A

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THE ABOVE-DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE
FOLLOWING:

5. Right of use, control or regulation by the United States of America in the exercise of powers over navigation.
6. Any prohibition or limitation on the use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land.
7. RIGHT, IF ANY, OF PUBLIC UTILITY USE OF A SOUTHEASTERLY PORTION OF SAID PREMISES FOR SUBSTATION PURPOSES.

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